

**MINUTES
HURST CITY COUNCIL
WORK SESSION
MONDAY, FEBRUARY 21, 2017**

On the 21st day of February 2017, at 6:14 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at the Hurst Conference Center, 1601 Campus Drive, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Larry Kitchens	)	Mayor Pro Tem
Henry Wilson	)	Councilmembers
Trasa Cobern)	
Bill McLendon)	
David Booe)	
Allan Heindel	)	Deputy City Manager
Rita Frick	)	City Secretary
Steve Bowden	)	Executive Director of Economic Development
Michelle Lazo	)	Managing Director of Development
Stephen Moore	)	Police Chief
Brian Charnock	)	Police Officer
Tom Tompkins	)	Police Officer
Vince King	)	Building Official
Richard Clark	)	Multi-family Inspector

with the following members absent: Councilmember Nancy Welton, constituting a quorum; at which time, the following business was transacted:

I. Discussion and update regarding redevelopment plan and stakeholder meetings being conducted by Catalyst Commercial

Deputy City Manager Allan Heindel stated City Manager Clay Caruthers was unable to attend this evening, and the meeting is for informational and fact-finding purposes. He stated the goal is to provide the Council and stakeholders more information and the next meeting will be the Council's visioning discussion.

Executive Director of Economic Development Steve Bowden provided an overview of the the February 15, 2017 Hurst Redevelopment Initiative Stakeholder meeting comments, highlighting neighborhood strengths and opportunities as noted by the commercial and neighborhood representatives. Mr. Bowden also reviewed the redevelopment plan milestones noting the March 7 design workshop for staff and City Council, and two meetings to be held in April for final recommendation discussions and presentation of the final Redevelopment Plan for all stakeholders.

Deputy City Manager Allan Heindel stated that stakeholder meeting comments reflected concerns regarding a criminal element in the southeast part of town. He stated Chief Moore is present this evening to provide facts and data as to the activity in the area.

Chief Moore introduced Officer Charnock, who worked in the police store front in that area, to speak to the apartment complexes, and Officer Tompkins, the supervisor of the southeast store front. Officers Charnock and Tompkins reviewed information relating to the City's Crime Reduction Ordinance, including Part I Crimes, Part II Crimes and Chapter 125 Crimes. Noted were calls for service (citizen initiated) from January 2014 to June 2016 went down by 16% in the two and half year period. From 2012 to 2015, Part I Crimes were down 41%, Part II Crimes were down 28% and Chapter 125 Crimes were down 60%. Officers explained the biggest obstacles are relationships with the apartment managers and an education process to reduce crime. Noted was the change in culture in the area and the rental rates, which are trending upward. Also reviewed were the crime rates for the apartments in the other areas of Hurst and the overall reduction in crime across the City. In response to questions, officers stated they believe the current Ordinance is effective, there are not multiple families sharing one unit, and continued education of the facts will help eliminate the perception that crime is increasing.

Managing Director of Development Michelle Lazo reviewed Code Enforcement statistics including trash debris, rubbish and high weeds. She stated Code Enforcement is proactive and one of their goals is to get people involved in their area. She stated southeast Hurst has the oldest housing stock, noting homes with single car driveways that have large families give the perception multiple families are living in the home. Ms. Lazo also noted the changing demographics in the area and efforts by many groups, including 6Stones, to reach out to the community.

Building Official Vince King provided a brief overview of the rental inspection program and explained the difference between multi-family and single family rental units. He stated the rental registration ordinance has helped by creating a safer environment for the tenant. He noted there are approximately 17,400 residents that live in rental property, almost a third of Hurst residents. Multi-family Inspector Richard Clark reviewed the high density housing, including 32 communities and 4,600 total units, most of which are 40 to 50 years old. He reviewed last year's improvements to the Bellaire Area multi-family properties totaling \$3,815,000 for five complexes. In response to questions, Mr. Clark stated the current ordinance could be improved in some areas, but staffing is a key component in the process. Mr. King stated staff did not recommend changes to the ordinance at this time. Mr. Clark reviewed the property appraisal for the apartments noting values are increasing with the improvements.

Deputy City Manager Heindel reviewed conceptual ideas by Community Services staff for potential Bellaire Area events noting efforts to collaborate on activities with area organizations.

In response to additional questions regarding crime statistics related to single-family and mutli-family housing, Chief Moore stated he will provide the data.

II. Adjournment - The Work Session was adjourned at 7:29 p.m.

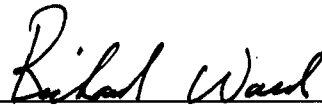
III. **APPROVED** this the 14th day of February 2017.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Richard Ward, Mayor